



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE August 19, 2005 EFFECTIVE DATE September 2, 2005	CONTACT/PHONE Marsha Lee, Planner III 788-2008	APPLICANT Ulrich Renfurm	FILE NO. DRC2004-00136				
SUBJECT Request by Ulrich Renfurm for a Minor Use Permit to allow construction of an 854 square foot residence with a 400 square foot attached garage on a 7,200 square foot lot with an existing single-family residence. The project will result in the disturbance of approximately 6,400 square feet of a 7,200 square foot parcel. The proposed project is within the Residential Multi-family land use category and is located at 2447 Beach Street in the community of Oceano. The site is in the San Luis Bay planning area.							
RECOMMENDED ACTION Approve Minor Use Permit 2004-00136 based on the findings listed in Exhibit A and the conditions listed in Exhibit B							
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on July 7, 2005.							
LAND USE CATEGORY Residential Multifamily	COMBINING DESIGNATION San Luis Bay	ASSESSOR PARCEL NUMBER 062-131-018	SUPERVISOR DISTRICT 4				
PLANNING AREA STANDARDS: Airport Review Area, Oceano Urban Area Standards <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>							
LAND USE ORDINANCE STANDARDS: Exterior Lighting, Fencing and Screening, Height Measurement, Setbacks <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>							
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on September 2, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.							
EXISTING USES: One single-family residence.							
SURROUNDING LAND USE CATEGORIES AND USES: <table style="width: 100%;"><tr><td style="width: 50%;"><i>North:</i> Residential Multifamily/Residential</td><td style="width: 50%;"><i>East:</i> Residential Multifamily/Residential</td></tr><tr><td><i>South:</i> Residential Multifamily/Residential</td><td><i>West:</i> Residential Multifamily/Residential</td></tr></table>				<i>North:</i> Residential Multifamily/Residential	<i>East:</i> Residential Multifamily/Residential	<i>South:</i> Residential Multifamily/Residential	<i>West:</i> Residential Multifamily/Residential
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<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>							

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Oceano/Halcyon, Public Works, Oceano Community Services District, Oceano Community Service District Fire, Airport Land Use Commission	
TOPOGRAPHY: Generally level	VEGETATION: Ornamentals
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Oceano Fire Department	ACCEPTANCE DATE: July 7, 2005

DISCUSSION

PLANNING AREA STANDARDS:

Oceano Urban Area Standards: The Oceano Specific Plan sets forth design guidelines for new residential development in the Residential Multi-Family land use category. An additional unit in the multi-family land use designation fulfills the needs for infill and smart growth by creating an additional unit. The site design meets the intent of the specific plan in providing adequate open space, landscaping, and parking. The architecture of the proposed building blends with the existing building and surrounding neighborhood. As proposed, the project complies with these guidelines.

Airport Review Area: This project site is within the Airport Review Area and is subject to the standards set forth in the San Luis Bay inland Combining Designations section. Allowable uses are limited to those designated as "compatible" or "conditionally approvable" by the adopted Oceano County Airport Land Use Plan. A recorded aviation easement is required prior to the issuance of a building permit. The project has been reviewed by Bill Robeson who determined the project did not need to be reviewed by the Airport Land Use Commission.

Height: Structures in the Oceano Multi-Family Residential area are not to exceed 25 feet. The maximum height is 25 feet above finished floor (finished floor must be at least one foot above known 100 year flood zone height) which raises structure out of the 100 year flood plain. *This project complies with this standard.*

Residential Multi-family Standards: Density limitation of 15 units per acre and maximum floor area of 48%. The following table summarizes compliance with these standards as well as Land Use Ordinance standards (see discussion below):

Standard	Allowable/Required	Proposed	Complies w/Standard?
Density	2 units	2 units	Yes
Maximum Floor Area	3,360 square feet (48% Max)	2,100 square feet (30%)	Yes
Minimum Open Area	3,850 square feet (Min 55%)	4,620 square feet (66%)	Yes
Height	35 feet	13 feet 6 inches	Yes
Setbacks	25' front, 10' rear, 5' sides	25' front, 10' rear, 5' sides	Yes

Standard	Allowable/Required	Proposed	Complies w/Standard?
Parking	5 spaces	5 spaces	Yes

LAND USE ORDINANCE STANDARDS:

Setbacks: All the setback requirements are included in this section of the Inland Land Ordinance. The required front setback is a minimum of twenty-five feet. The required side setback is ten percent of the lot width, to a maximum of five feet on sites less than one acre in net area, but not less than three feet. *The project complies with these standards.*

Parking: Four spaces are required for the two residences with one additional guest space for a total of five spaces. *The project as proposed provides five spaces.*

Curbs, Gutters, and Sidewalks: Curbs, Gutters, and Sidewalks are required with any project in the Residential Multi-Family category. *The project complies with this standard.*

COMMUNITY ADVISORY GROUP COMMENTS: Oceano/Halcyon Advisory Council: no comment

AGENCY REVIEW:

Public Works- Curb, gutter, and sidewalk and drainage plan with drainage calculations to size storm water basin.

Oceano Fire – no comment

Oceano Community Services District – Approval, with requirements stated in will-serve letter.

ALUC – Project found consistent with ALUP and does not require review by ALUC.

LEGAL LOT STATUS:

The lot was legally created by deed at a time when that was a legal method of creating lot.

Staff report prepared by Marsha Lee and reviewed by Kami Griffin, Supervising Planner.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class Three) pursuant to CEQA Guidelines Section 15303 because the project includes the construction of small limited new facilities and the project is located in an urbanized area which does not contain significant fish and wildlife habitat.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the second residential unit does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the second residential unit is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a local road constructed to a level able to handle any additional traffic associated with the project.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes
 - a. Construction of a second residential unit consisting of 854 square feet of new living space and 400 square feet of new garage space
 - b. Maximum height is approximately 14 feet from average natural grade.
 - c. Removal of eucalyptus tree.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project.

Services

5. **At the time of application for construction permits**, the applicant shall provide a letter from the Oceano Community Services District stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

6. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Curb, Gutter and Sidewalk

7. **Prior to issuance of a construction permit**, the applicant shall demonstrate on all applicable plans provision of curb, gutter and sidewalks. Design, construction and timing of installation shall be consistent with Section 22.54.030 of the Land Use Ordinance.

Drainage

8. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the Public Works Department.

Avigation Easement

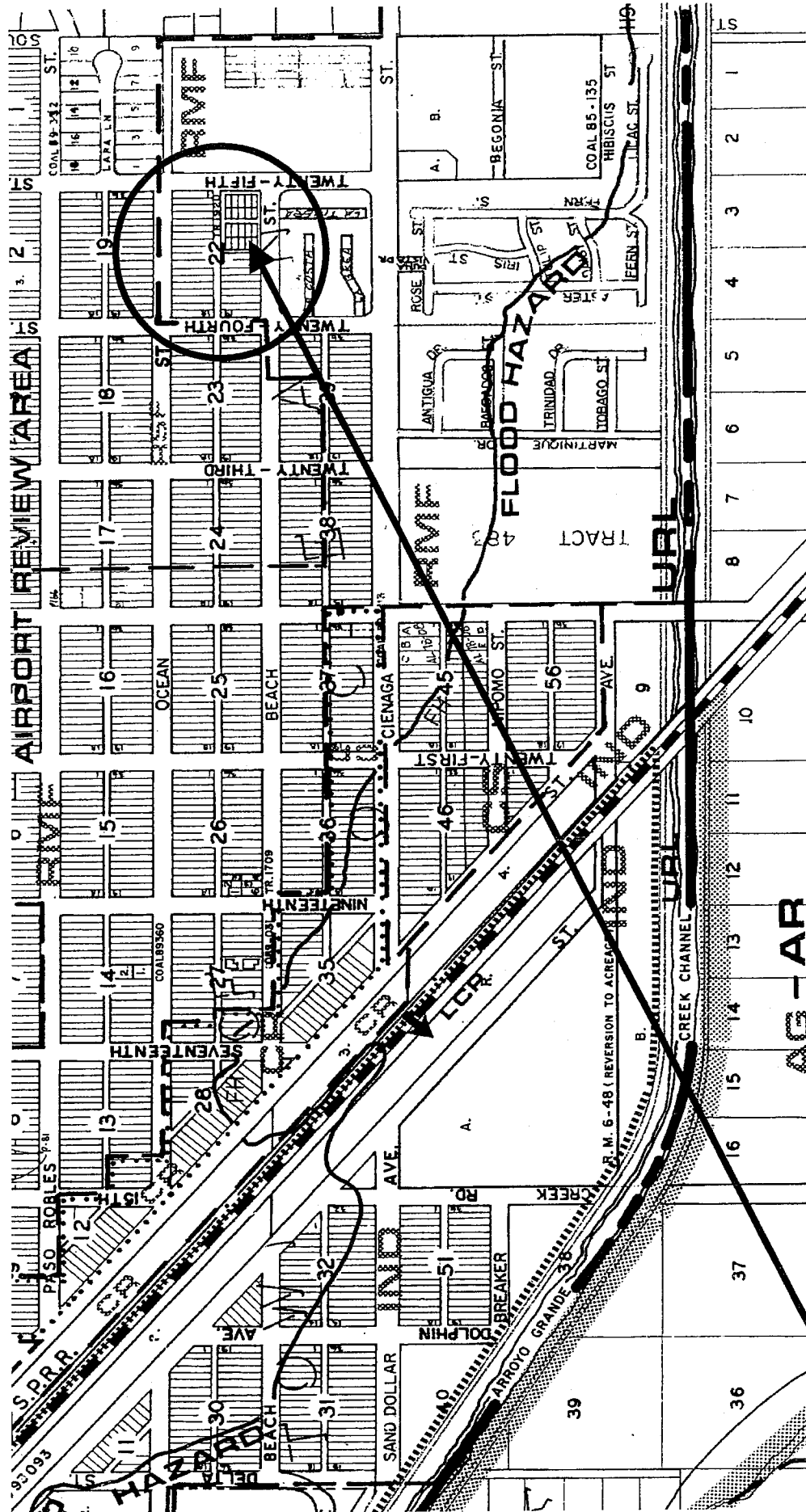
9. **Prior to issuance of construction permits**, the applicant shall grant/update an Avigation Easement to the County of San Luis Obispo via an avigation easement document prepared by the county. The avigation easement document shall be reviewed and approved by County Counsel prior to final approval.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

10. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from the Oceano Community Services District of all required fire/life safety measures.
11. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

12. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
13. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



SITE

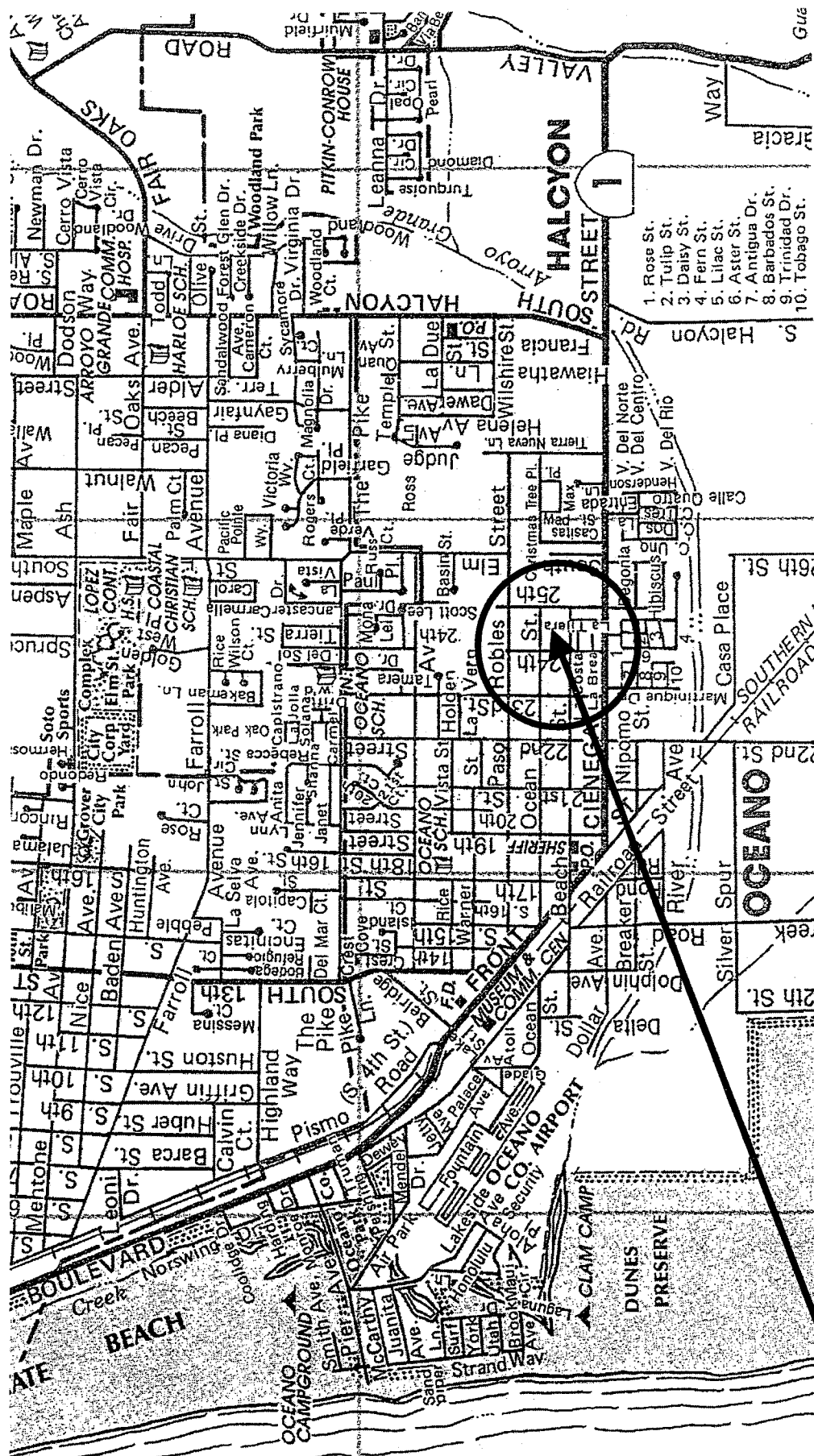
PROJECT

Minor Use Permit
Renform DRC2004-00136

EXHIBIT

Land Use Category





SITE

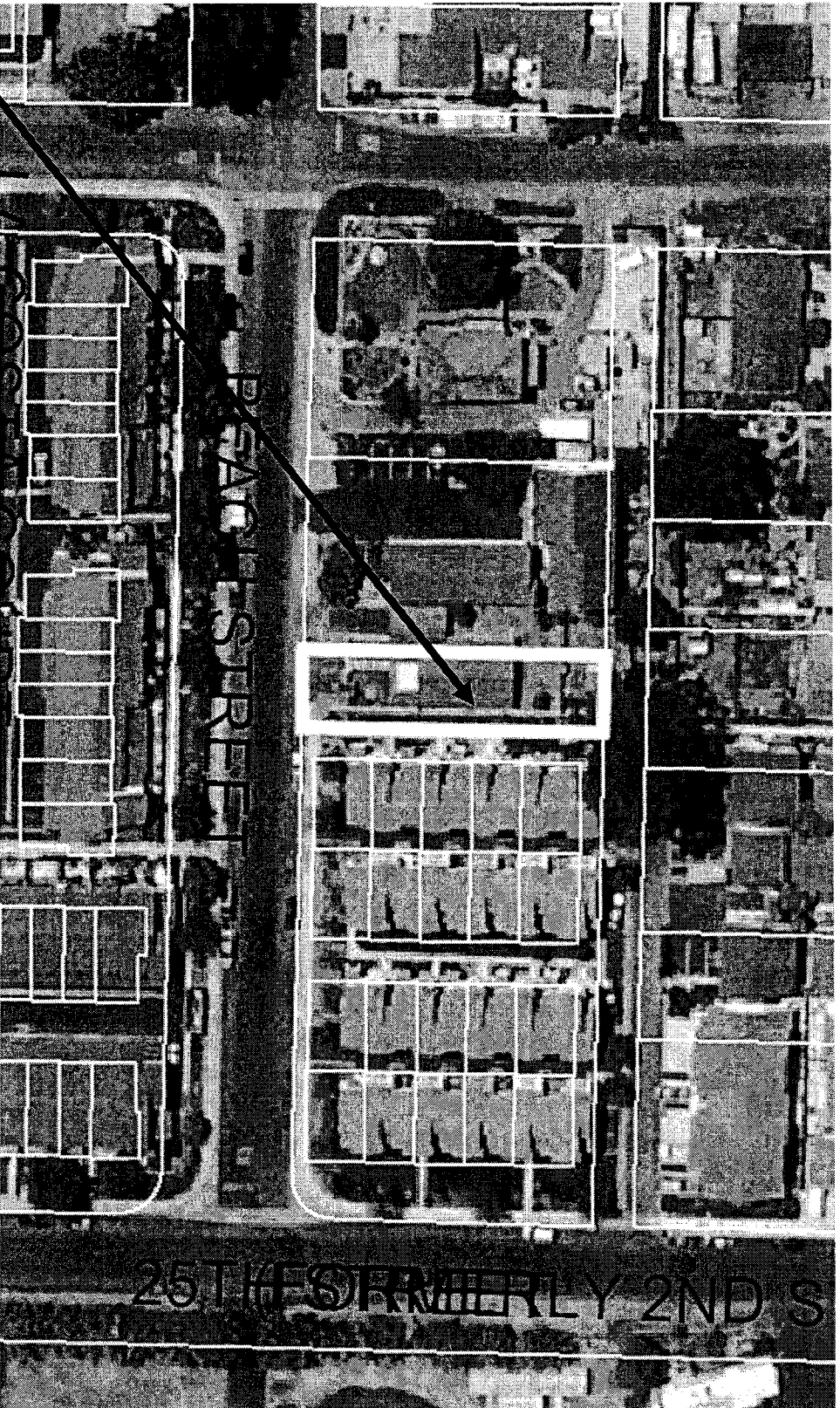
PROJECT

Minor Use Permit
Renfurm DRC2004-00136

EXHIBIT

Vicinity Map





SITE

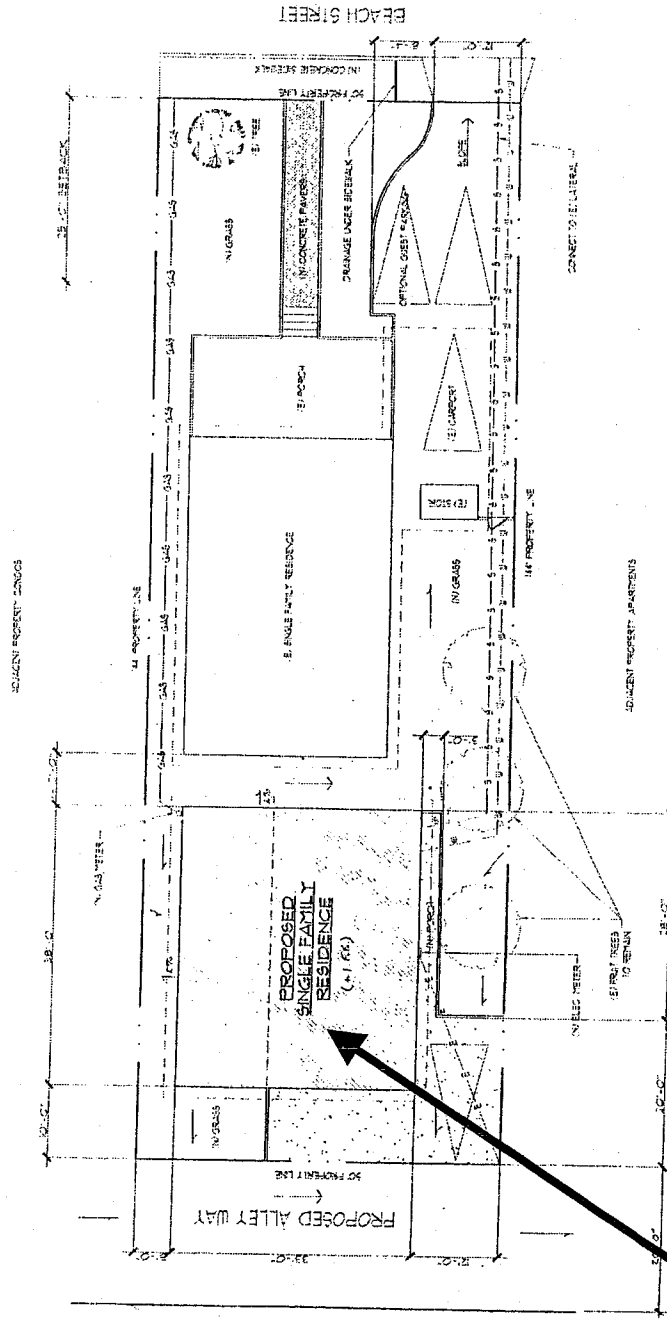
PROJECT

Minor Use Permit
Refurn DRC2004-00136



EXHIBIT

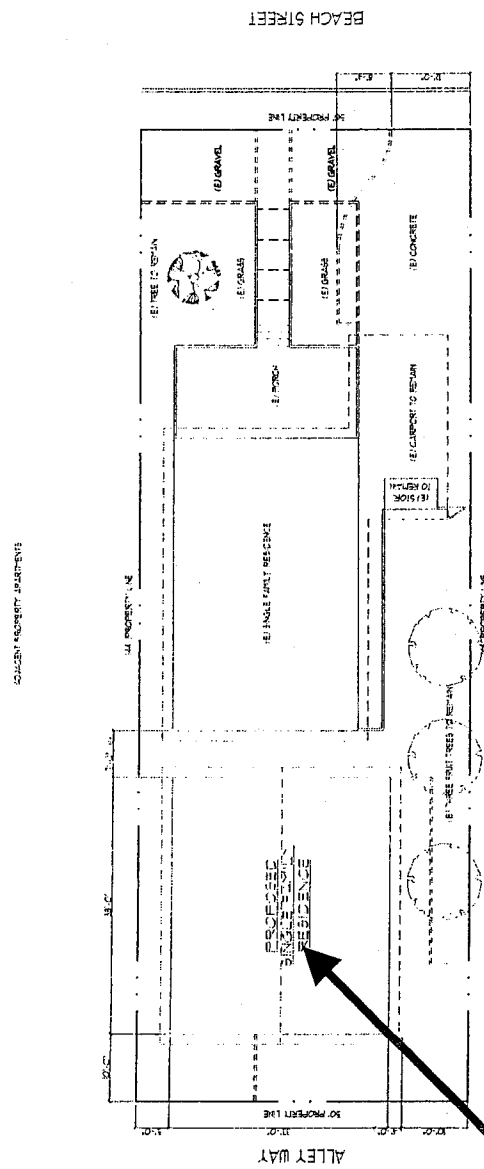
Aerial



Proposed New Construction



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Proposed New Construction

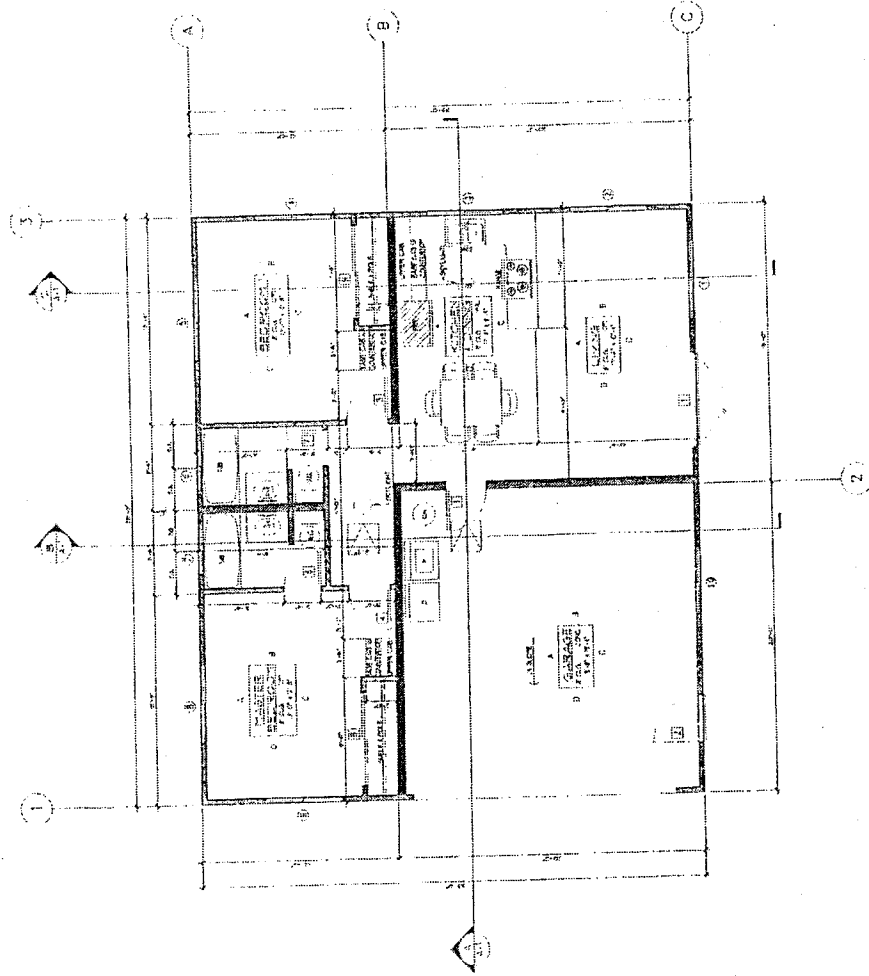
PROJECT

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Renfurm DRC2004-00136

EXHIBIT

Demolition Plan





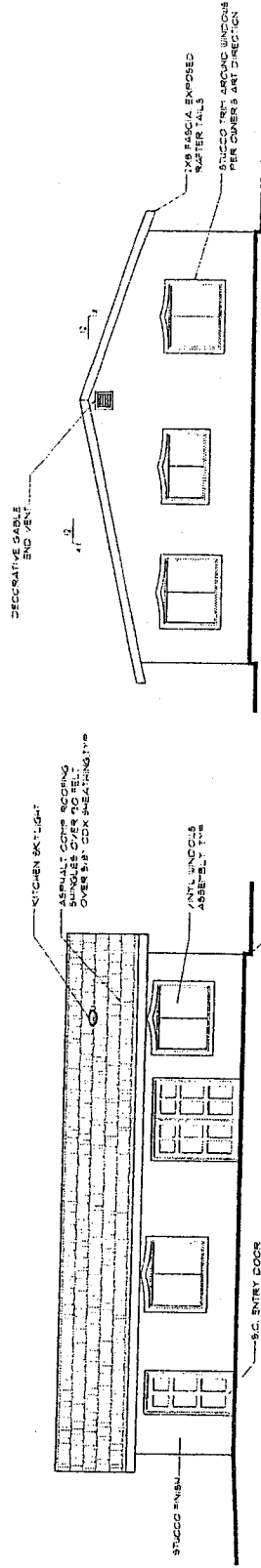
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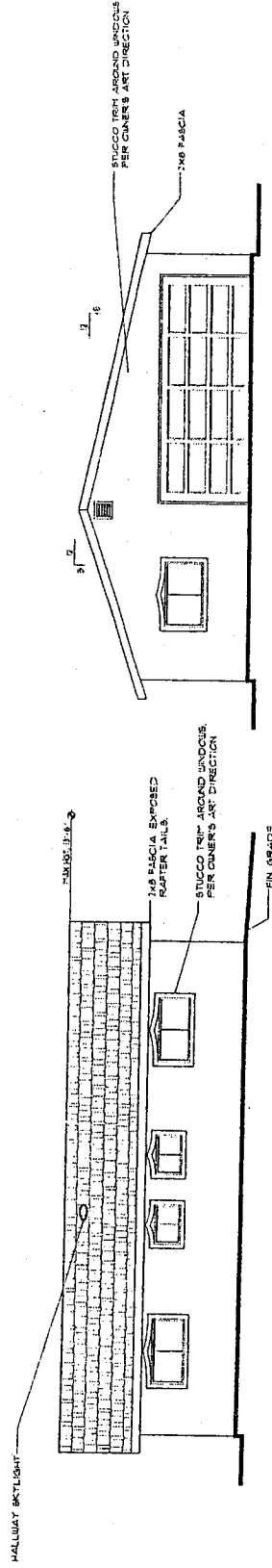
Floor Plan





WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

PROJECT

Minor Use Permit
Renfurm DRC2004-00136

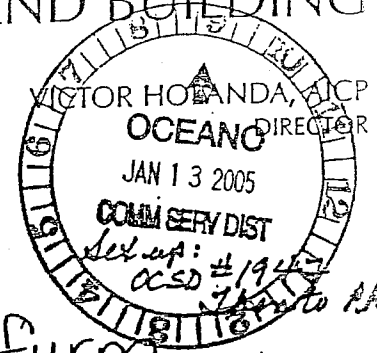
EXHIBIT

Elevation





San Luis Obispo County
DEPARTMENT OF PLANNING AND BUILDING



THIS IS A NEW PROJECT REFERRAL

DATE:

1/11/05

TO:

OCSD

FROM:

SOUTH CO. TEAM
(Please direct response to the above)

Renfurn

DRC 2004-00136

Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNING

PROJECT DESCRIPTION:

MUP -> 2 bedroom / 2 car garage
SFR w/ driveway off Beach St. in Oceano.
APN: 062-131-018. 7000 sq. ft (size of lot) SFR to be
1,330 sq. ft. total.

Return this letter with your comments attached no later than:

1/26/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

X

YES (Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

X

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

We recommend approval, upon satisfactory completion of all requirements as stated

in the OCSD will-serve letter

1/14/05
Date

Philip T. Davis
Name Philip T. Davis

(805) 481-6730
Phone



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JAN 11 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

IML

DATE:

1/11/05

FROM

PLW

Renfurm

FROM
TO

SOUTH CO. TEAM
(Please direct response to the above)

DRC2004-00136

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788-2009

*OR ASK THE SWITCH-
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recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

CG & SW required. DRAINAGE PLAN with DRAINAGE CALC'S to SIZE
STORM WATER BASIN(S) required. I HAVE CONCERNS WITH THE PROPOSED PARKING AND
GARAGE WITH VEHICLE SPACES @ 90° TO DRIVEWAY - IS DRIVEWAY WIDE ENOUGH TO ALLOW
TURNING MOVEMENTS? THEY provide A 12 ft DW, 22, 18, 040 SEEMS TO INDICATE THAT DW
SHOULD BE 24 ft wide FOR 90° PARKING. HOW BLDG & ACCESS STRAIGHT IN OR ACCESS FROM ALLEY?

21 JAN 2005
Date

GEORGIN
Name

5252
Phone



Marsha Lee

07/21/2005 01:28 PM

To: Valerie Tallerico/Planning/COSLO@Wings

cc:

Subject: Renfurn -DRC2004-00136

Marsha Lee
Planning and Building Department
County Government Center
County of San Luis Obispo, CA 93408
Phone: 805-788-2008
FAX: 805-781-1242
mlee@co.slo.ca.us

----- Forwarded by Marsha Lee/Planning/COSLO on 07/21/2005 01:27 PM -----



Bill Robeson

07/21/2005 11:30 AM

To: Marsha Lee/Planning/COSLO@Wings

cc:

Subject: Renfurn -DRC2004-00136

Marsha - this comment letter is regarding the proposed project (construction of an 854 sqft residence w/ an attached garage on a RMF parcel that has an existing residence which will remain) located at 2447 Beach Street in Oceano.

The ALUC will **not** require that this project be reviewed at an ALUC hearing because of the location of the project in relation to the Airport. In addition, the project as proposed is consistent with the Oceano ALUP because there are no impacts or issues from a noise and safety perspective. However, the standard requirement for an Avigation Easement will still be required unless one already exists for this specific parcel. Thank you for the opportunity to review this project,

Sincerely,

Bill Robeson